

# 1943 Profile of the Hammels, Queens area

from the 1943 *New York City Market Analysis*



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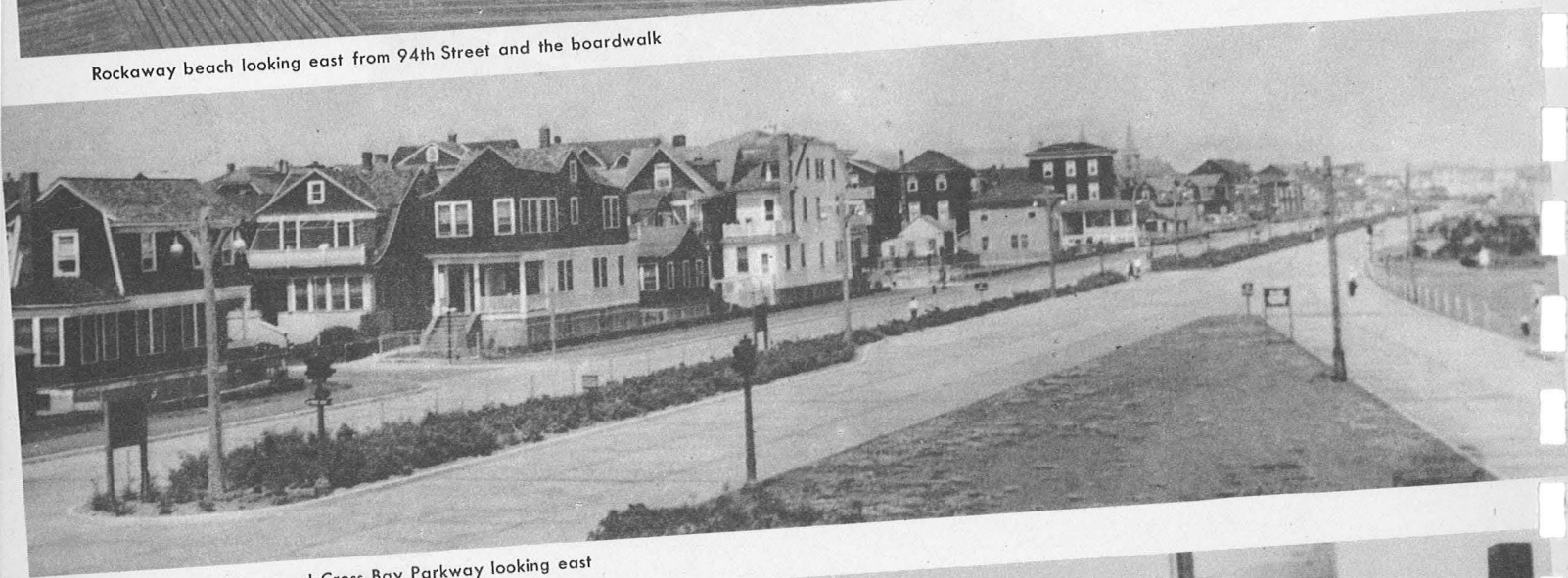


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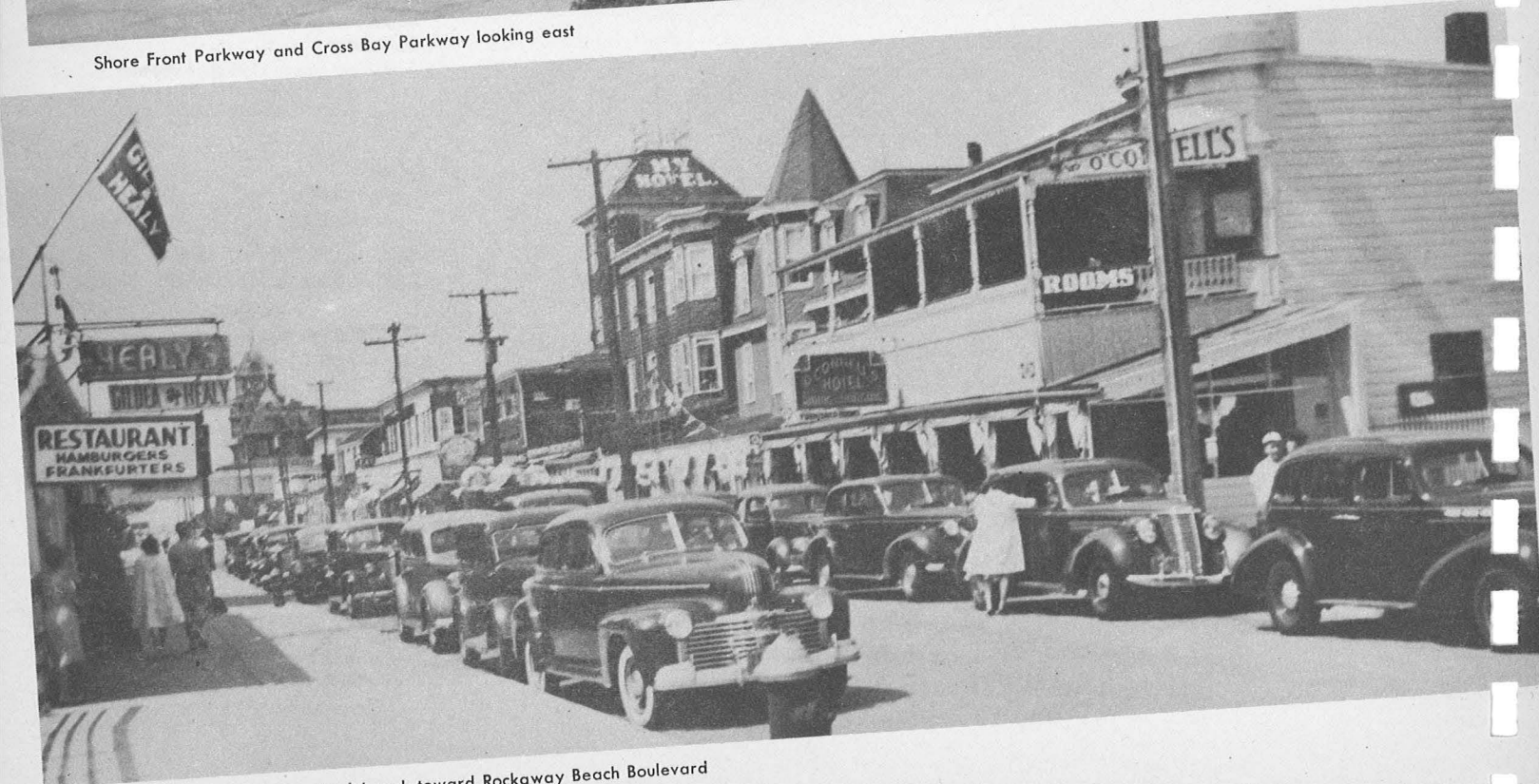
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Rockaway beach looking east from 94th Street and the boardwalk



Shore Front Parkway and Cross Bay Parkway looking east



101st Street from drive along beach toward Rockaway Beach Boulevard



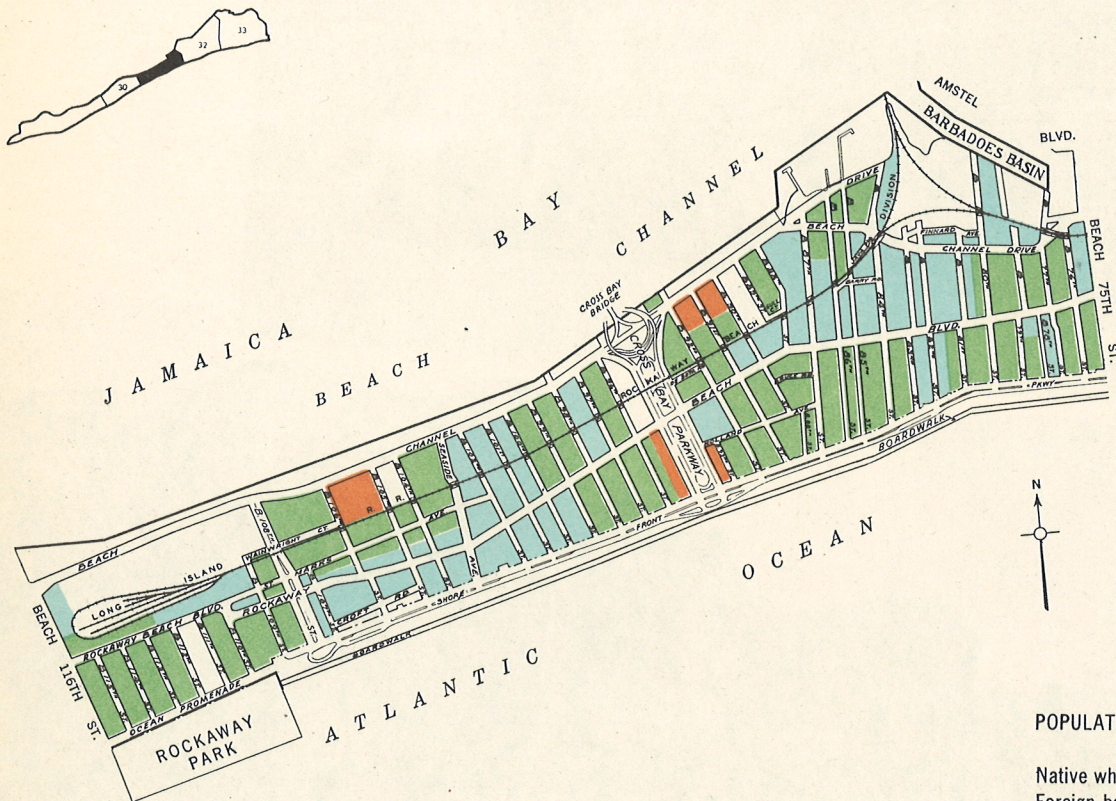


# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
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JOURNAL-AMERICAN

QUEENS 31

Hammels



A glance at the map of Hammels would indicate an ideal residential spot for New York City. Here the Rockaway Peninsula is narrowest; the Atlantic Ocean in front and Jamaica Bay at the back. The Long Island Railroad and Cross Bay Parkway make it accessible. But Hammels has not developed into a choice residential area. It is a district of boarding houses and bungalows—most of them old. Its permanent population actually decreased during the 1930's. It is one of the least important markets in Queens. However, during the warm weather, its rooming houses, bungalows, and apartments fill up. It takes on the appearance of an active summer resort. Stores which are closed most of the year open up for the summer trade and Rockaway Beach Boulevard becomes a busy summer shopping center.

POPULATION	8,254
(larger than St. Albans, Vt.)	
Native white	5,449
Foreign-born white	1,832
Negro	972
Other races	1

*Russian Jews, Irish and Italians comprise more than half the foreign-born. Negroes to the northeast along Beach Channel Drive.*

FAMILIES	2,140
—owner families	477
—tenant families	1,663

## FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	29
100-149	6,000-9,999	53
75- 99	4,500-5,999	61
50- 74	3,000-4,499	212
30- 49	1,800-2,999	818
40- 49	2,400-2,999	271
30- 39	1,800-2,399	547
Under 30	Under 1,800	836
Unknown		131

Median family expenditure	\$1,985
Average family expenditure	\$2,425

RESIDENTIAL STRUCTURES	3,400
—one-family houses	2,418
—two-family houses	444
—three-or-more-family houses	538